

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION – SW/S of * ZONING COMMISSIONER
the intersection of Rossville Boulevard *
and Kelso Drive * OF BALTIMORE COUNTY
(6060 Rossville Boulevard) *
15th Election District * Case No. 99-404-SPHX
7th Councilmanic District *

Rossville Station Assoc. L.P., Owners; *
Purnima Amin, Lessee - Petitioners *
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the owners of the subject property, Rossville Station Associates Limited Partnership, by Michael F. Klein, Managing Member of Metropolitan Management, L.L.C., and by Purnima Amin, Contract Lessee, through his attorney, Arnold M. Zerwitz, Esquire. The Petitioners request a special exception for an arcade that is limited to two amusement devices, or, in the alternative, a special hearing to allow two amusement devices (as an accessory use) for a liquor store in an M.L.-I.M. zone. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing held in this matter were John Zorzit, a representative of that company which owns/sells/leases the amusement devices that are the subject of these requests, and Arnold M. Zerwitz, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

An examination of the site plan reveals that the subject property, zoned M.L.-I.M., is improved with a small strip shopping center located adjacent to the intersection of Rossville Boulevard and Kelso Drive. In addition to the shopping center building, a large macadam-paved parking area is provided. There are eight tenants in the shopping center, which includes a mix of commercial/retail uses, including the subject liquor store. The liquor store space is leased by Mr.

ORDER RECEIVED FOR FILING

Date

By

Amin and bears the address of 6060 Rossville Boulevard. The Petitioners are desirous of installing two video poker amusement games in the liquor store. These machines are owned by Mr. Zorzit's company and will be accessory to the primary purpose of the business, namely the sale of liquor and spirits.

An examination of Section 101 of the B.C.Z.R. indicates that an arcade is defined as "a building, or part of a building, in which five or more pinball machines, video games, or other similar player-operated amusement devices are maintained." Arcades are not among the uses permitted by right or special exception in the M.L. zone, pursuant to Sections 253.1 and 253.2 of the B.C.Z.R. Nonetheless, the two machines proposed maybe permitted here as an accessory use.

An accessory use is defined in Section 101 of the B.C.Z.R. as a use which is "...a) customarily and subordinate to the principal use; b) subordinate in area, extent, or purpose to the principal use; c) is located on the same lot as the principal use; and, d) contributes to the comfort convenience and necessity of the occupants, business or industry in the principal use."

Based upon the testimony and evidence presented, I am persuaded that the installation of two video machines at the subject location would be an appropriate accessory use. There is no evidence that this use would be detrimental to the health, safety or general welfare of the locale and should therefore be granted.

Pursuant to the advertisement, posting of the property, and public hearing held thereon, and for the reasons set forth herein, the relief requested in the Petition for Special Hearing shall be granted and the Petition for Special Exception shall be dismissed as moot.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of July, 1999 that the Petition for Special Exception to permit an arcade that is limited to two amusement devices to be located on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to allow two amusement devices as an accessory use to a liquor store in an M.L.-I.M. zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to two (2) video machines only on the subject property.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/27/99
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 2, 1999

Arnold M. Zerwitz, Esquire
600 Washington Avenue, Suite 310
Towson, Md. 21204

RE: PETITIONS FOR SPECIAL HEARING & SPECIAL EXCEPTION
SW/S of the intersection of Rossville Boulevard and Kelso Drive
(6060 Rossville Boulevard)
15th Election District – 7th Councilmanic District
Rossville Station Assoc., L.P., Owners; Purnima Amin, Lessee - Petitioners
Case No. 99-404-SPHX

Dear Mr. Zorzit:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted and the Petition for Special Exception dismissed as moot, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Michael F. Klein, Metropolitan Management, Inc.
115 Sudbrook Lane, Suite 200, Pikesville, Md. 21208
Mr. Purnima Amin, 6060 Rossville Boulevard, Baltimore, Md. 21221
Mr. John Zorzit, 2700 Annapolis Road, Baltimore, Md. 21230
People's Counsel; Case/File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

6060 Rossville Blvd.,
for the property located at Essex, MD 21221

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

an arcade that is limited to two amusement devices, or, in the alternative, a special hearing to allow two amusement devices for a liquor store in an ML-IM zone.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Rossville Station Associates

Legal Owner(s): Limited Partnership

BY: Metropolitan Management, LLC

Contract Purchaser/Lessee:

Purnima Amin

Name - Type or Print

Signature Purnima Amin

6060 Rossville Blvd., (410) 238-2500

Address

Telephone No.

Essex

MD

21221

City

State

Zip Code

Attorney For Petitioner:

Applicant advised that an
Name - Type or Print

attorney must be present at
Signature

time of scheduled hearing.
Company

Address

Telephone No.

City

State

Zip Code

Name - Type or Print

Signature [Signature]

Michael F. Klein, Managing Member

Name - Type or Print

Signature

115 Sudbrook Lane, Suite 200 (410) 486-9050

Address

Telephone No.

Pikesville, Maryland 21208

City

State

Zip Code

Representative to be Contacted:

John Zorzit

Name

410 - 331-5852 night

2700 Annapolis Rd., (410) 783-4100 day

Address

Telephone No.

Baltimore

MD

21230

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

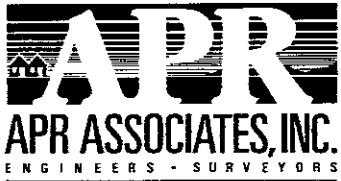
Reviewed By BR Date 4/13/99

ORDER RECEIVED FOR FILING

Case No. 99-404-SPTX

Date 09/15/98

By _____

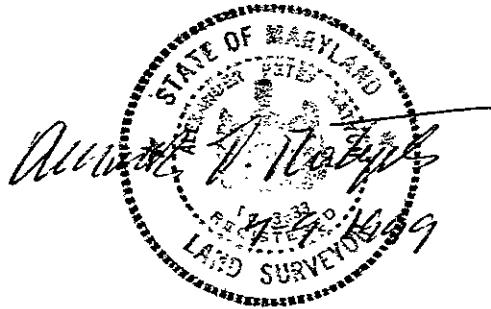


ZONING DESCRIPTION FOR 6060 ROSSVILLE BOULEVARD

BEGINNING AT A POINT distant North 44 degrees 18 minutes 00 seconds West 252 feet and South 45 degrees 42 minutes 00 seconds West 70 feet from the end of the gusset line connecting the Northwesternly right of way line of Kelso Drive, 50 feet wide, with the Southwesterly right of way line of Rossville Boulevard, 70 feet wide; thence running 1) South 44 degrees 18 minutes 00 seconds East 33.00 feet 2) South 45 degrees 42 minutes 00 seconds West 65.00 feet 3) North 44 degrees 18 minutes 00 seconds West 33.00 feet and 4) North 45 degrees 42 minutes 00 seconds East 65.00 to the point of beginning; containing 2,145 square feet or 0.0492 acres more or less.

Also known as 6060 Rossville Boulevard located in the 15th Election District, 7th Councilmanic District, and recorded as part of Lot 2, on Plat of Section 3, Pulaski Industrial Park in Plat Book SM 59, Folio 97.

04/09/99



7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4312
Fax: (410) 444-1647

#404

99.404-SPHX

BALTIMORE COUNTY, MARYL D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **066460**

DATE 4/13/99 ACCOUNT 0001-6450

AMOUNT \$ 550.00

RECEIVED FROM: GP Higners / Nick's Amusements

FOR: Special Hearing (101) & Special Receipt

(1010) Itern # 404

DISTRIBUTION
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
 PROCESS ACTUAL
 4/14/1999 4/13/1999 150.00
 REC DEPT CASHIER JRIC MRK DEPT
 MISCELLANEOUS RECEIPT
 RECEIPT # 066460
 CR NO. 066460
 Req'd for 150.00
 .00 OK
 BALTIMORE COUNTY, (06/14/99)

99-404-SPHX

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/13/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/13/, 1999.

THE JEFFERSONIAN,

S. Wilkins

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #88-404-SPHX
6060 Rossville Boulevard
S/S Rossville Boulevard, 280'
W of Kelso Drive
15th Election District
7th Councilmanic District
Legal Owner(s): Rossville Station Associates Limited Partnership
Contract Purchaser: Puttina Arlin
Special Exception: for an arcade that is limited to 2 amusement devices. **Special Hearing** in the alternative to allow 2 amusement devices for a liquor store.
Hearing: Tuesday, June 1, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHWIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/17/99 May 13 C31517

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-404-SPHX
Petitioner: GP Liquors
Address or Location: 6060 Rossville Blvd. Essex, MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nick's Amusements
Address: c/o John Zorzit
2700 Annapolis Rd. Baltimore, MD 21230
Telephone Number: 410 - 783-4100

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-404-SPHX

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Exception to use the property as an arcade with
two amusement devices, or, in the alternative a Special
Hearing to allow two amusement devices for a liquor store
in an ML-IM zone.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 28, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-404-SPHX
6060 Rossville Boulevard
S/S Rossville Boulevard, 260' W of Kelso Drive
15th Election District – 7th Councilmanic District
Legal Owner: Rossville Station Associates Limited Partnership
Contract Purchaser: Purnima Amin

Special Exception for an arcade that is limited to 2 amusement devices. Special Hearing, in the alternative, to allow 2 amusement devices for a liquor store.

HEARING: Tuesday, June 1, 1999 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Rossville Station Associates Limited Partnership
Purnima Amin
John Zorzit

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 17, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
May 13, 1999 Issue – Jeffersonian

Please forward billing to:

Nick's Amusements 410-783-4100
c/o John Zorzit
2700 Annapolis Road
Baltimore, MD 21230

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 1, 1999

Mr. John Zorzit
2700 Annapolis Road
Baltimore, MD 21230

RE: Case No.: 99-404-SPHX
Petitioner: Rossville Station and
Purnima Amin
Location: 6060 Rossville Blvd.

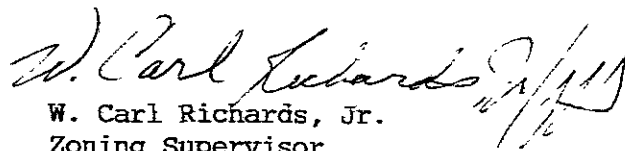
Dear Mr. Zorzit:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 13, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Handwritten initials/signature in top right corner.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 12, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

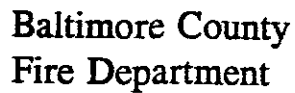
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 404, 413, and 417

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: *Jeffrey W Long*

AFK/JL



700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

Mr. J. B. Taylor, Director
 Training Administration and Development Management
 Federal Bureau of Investigation Building
 Washington, D.C. 20535
 Mr. J. B. Taylor-1111

100-443889-1000

DATE: 11/11/70 DISTRIBUTION: MEMPHIS 10 11/11/70

[illegible]

17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-

[illegible]

IN ORDER TO PREVENT THE FOLLOWING FROM OCCURRING:

1, 2, (424), 425, 426

SECRET

U.S. DEPARTMENT OF AGRICULTURE

— 10 —

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: May 3, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for May 3, 1999
Item Nos. 403, 404, and 408

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 4.23.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 404 BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
6060 Rossville Boulevard, S/S Rossville Blvd,
260' W of Kelso Dr, 15th Election District,
7th Councilmanic

Legal Owners: Rossville Station Associates L.P.
Contract Purchaser: Purnima Amin
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-404-SPHX

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of April, 1999, a copy of the foregoing Entry of Appearance was mailed to John Zorzit, 2700 Annapolis Road, Baltimore, MD 21230, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

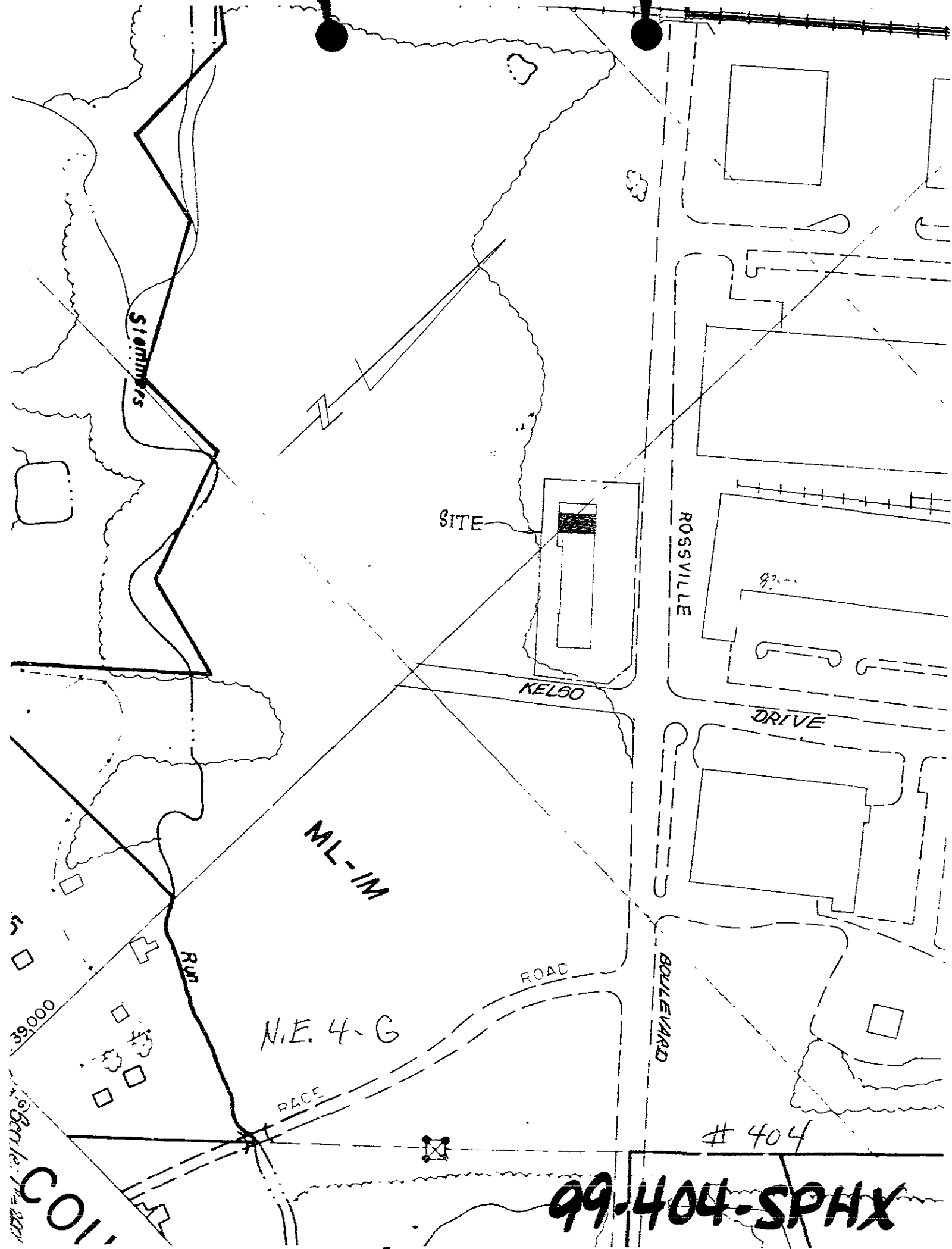
PETITIONER(S) SIGN-IN SHEET

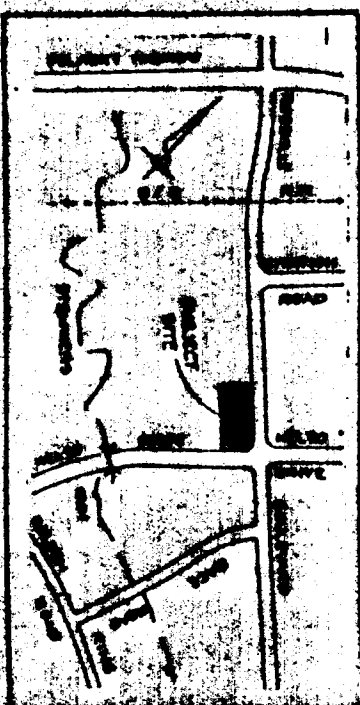
NAME

ADDRESS

ARNOLD M ZEDWITZ SSG.	600 WASHINGTON AVE
ATTN COR	JOHNSON, MD 21204
Petitioners-	







P.J. No 1

Tenant Name	Address	Square Feet
WAWA	6036	3,250
SHOPS IN ONE DAY	6046	980
DELLO VITTOS PIZZA & SUBS	6048	1,375
ELECTROLUX	6050	1,995
PODIATRY	6054	1,430
DENTAL WORKS	6058	2,940
DR LIQUORS	6060	1,982
CHECKS CASHED	6066	1,418

PARKING TABULATION
CONVENIENT FOOD STORE
Square Feet: 3,277
Parking Reg. 1 (1st 1500 S.F.)
— 40¢ 4 Spaces

RETAIL AND SERVICES
Square Feet: 2,705
Parking Reg. 1 (1st 1500 S.F.)
— 40¢ 4 Spaces

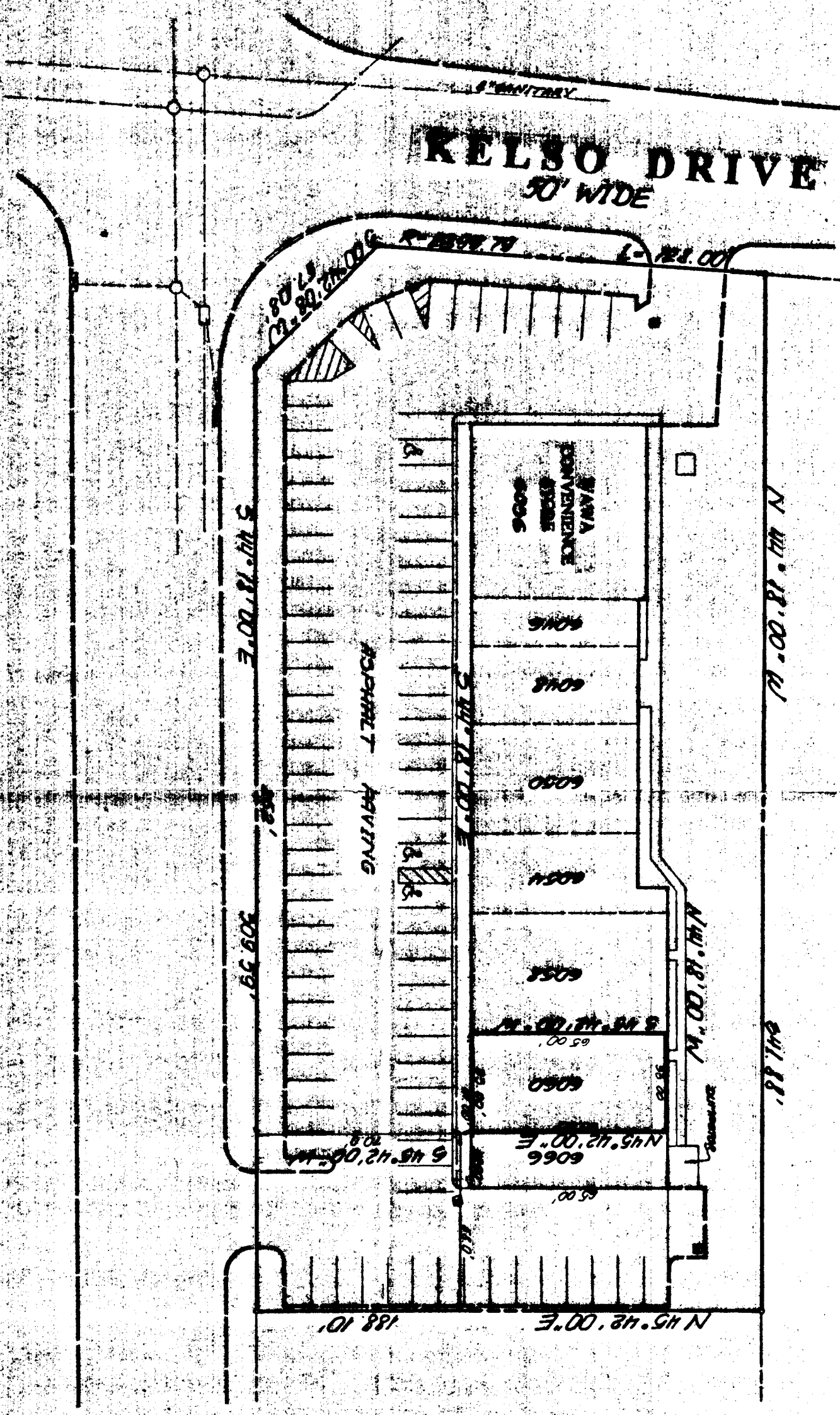
RETAIL AND SERVICES
Square Feet: 2,705
Parking Reg. 1 (1st 1500 S.F.)
— 40¢ 4 Spaces

29-404-SDHX

AND SPECIAL HEARING
4060 ROSSVILLE BOULEVARD
ESSEX, MARYLAND 21221

Scale: 1"=40' Date: APRIL 6, 1999

ROSSVILLE BOULEVARD
70' R/W - 18' PAVING



APR 11 1999
M. J. S. J. R. C.